102.0	0005	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	681,400 / 681,400
					USE VALUE:	681,400 / 681,400
					ASSESSED:	681,400 / 681,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		DICKSON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAHONEY MICHAEL/BRENDA
Owner 2:	
Owner 3:	
Street 1:	44 DICKSON AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DONOGHUE MARIE E -
Owner 2:	-
Street 1:	44 DICKSON AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .15 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Aluminum Exterior and 1875 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6550.000	249,900		431,500	681,400
Total Card	0.150	249,900		431,500	681,400
Total Parcel	0.150	249,900		431,500	681,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.37 /Parcel: 363.37

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 66074

GIS Ref

GIS Ref

Insp Date 10/31/18

!8184!

PREVIOUS ASSESSMENT

Parcel ID: 102.0-0005-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	249,900	0	6,550.	431,500	681,400		Year end	12/23/2021
2021	101	FV	241,500	0	6,550.	431,500	673,000		Year End Roll	12/10/2020
2020	101	FV	241,500	0	6,550.	431,500	673,000	673,000	Year End Roll	12/18/2019
2019	101	FV	179,900	0	6,550.	437,700	617,600	617,600	Year End Roll	1/3/2019
2018	101	FV	179,900	0	6,550.	326,700	506,600	506,600	Year End Roll	12/20/2017
2017	101	FV	179,900	0	6,550.	295,900	475,800	475,800	Year End Roll	1/3/2017
2016	101	FV	179,900	0	6,550.	283,600	463,500	463,500	Year End	1/4/2016
2015	101	FV	168,500	0	6,550.	240,400	408,900	408,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:52:54

LAST REV

Date	Time
10/27/21	11:04:28
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8184

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONOGHUE MARIE	52625-207		4/23/2009		380,000	No	No		
DONOGHUE MARIE	31481-256		6/7/2000	Family		No	No	4	
DONOGHUE DAVID	29685-423		1/21/1999	Family	1	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/2/2021	1147	New Wind	52,000	C				
6/10/2021	743	New Wind	11,000	C				
4/15/2009	235	Redo Kit	15,000					
1/24/2001	87	Dormers	14,000	C				32 FT SHED DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	Meas/Inspect	BS	Barbara S
1/6/2009	Measured	372	PATRIOT
11/9/1999	Mailer Sent		
10/21/1999	Measured	264	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	66074
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6550		Sq. Ft.	Site		0	70.	0.94	5									431,549						431,500	

Total AC/HA:	0.15037	Total SF/SM:	6550	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	431,549	Spl Credit		Total:	431,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	4 - Vinyl	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.31964278
Const Adj.:	0.99594003
Adj $ / SQ:	144.571
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	362239
Depreciation:	112294
Depreciated Total:	249945

COMMENTS

NC=CHK TQS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

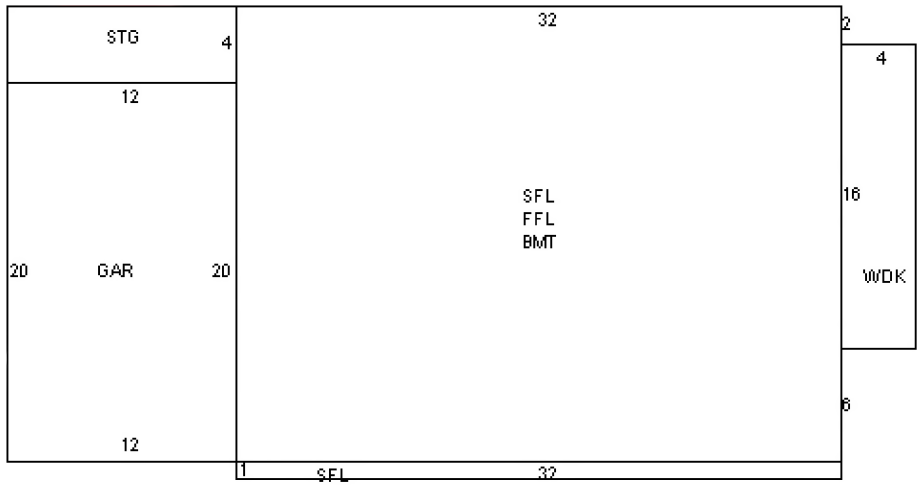
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	144.57
Special Features:	0	Val/Su Net:	92.97
Final Total:	249900	Val/Su SzAd	159.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	800	144.570	115,657
BMT	Basement	768	54.650	41,970
FFL	First Floor	768	144.570	111,031
GAR	Garage	240	25.310	6,075
WDK	Deck	64	15.940	1,020
STG	Storage	48	10.130	486

Net Sketched Area:	2,688			Total:	276,239
Size Ad	1568	Gross Area	2688	FinArea	1875

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

102.0-0005-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: